

10 Castle Road
Knighton, Powys, LD7 1BA



For Sale | Code 12239

brutonknowles.co.uk

10 Castle Road, Knighton, Powys, LD7 1BA

Guide Price £70,000 **Freehold**



A great opportunity to purchase a semi-detached property in need of modernisation in a central location to the Welsh rural town of Knighton.

Presteigne 6 miles | Ludlow 17 miles | Hereford 29 miles

Introduction

Bruton Knowles are delighted to receive kind instructions to offer for sale by Public Auction, 10 Castle Road, Knighton, LD7 1BA.

Description

10 Castle Road is a two-storey, semi-detached rendered property with slate roof now in need of internal and external modernisation. Accommodation includes three bedrooms, living room, kitchen and bathroom with a south-facing garden benefitting from great views over the town of Knighton.

Whilst the property does not have its own parking, there is parking available nearby. The property is walking distance to the centre of Knighton and therefore offers great potential to renovate and own as a first-home, let on a tenancy or Bed & Breakfast.

Location

The property is situated on the narrow Castle Road, in the centre of the rural town of Knighton on the England-Wales border.

It is walking distance to the town centre offering independent shops and services, public houses, supermarket and Primary School. Knighton is located on the Offa's Dyke Footpath, offering great walking opportunities with stunning views, and also has a range of sports clubs and Golf Course. Knighton train station is located on the Heart of Wales line connecting Shrewsbury with Swansea.

Other towns nearby include Ludlow, Llandrindod Wells and Leominster offering further recreation, employment and education services, whilst the City of Hereford is 29 miles south-east.

Accommodation

Ground Floor

10 Castle Road is accessible via a side-door from the garden leading to a small hallway. This leads to a bathroom with bath, shower, wash-hand basin and W/C. The kitchen has a good range of wall and base units, single sink and drainer and tile splashbacks with a stone fireplace not currently in use. The living room has stairs to first floor, door to Castle Road and rear window with great views.

First Floor

A landing benefits from airing cupboard and leads to three bedrooms, one of which is a small double and the others single. Each bedroom requires modernisation but the property would comfortably sleep up to four residents.

Outside

10 Castle Road has a decent garden, albeit it is very overgrown currently. It is south facing and would offer a great opportunity to create a terraced space overlooking Knighton.

Services

The property benefits from mains water, electricity and drainage. It is currently heated via night-storage heaters. Good broadband speeds are available. Parties are to make their own enquiries into the availability of services.

Method of Sale and Terms

The property is to be offered for sale by Public Auction (unless previously sold) on **Thursday 3rd July 2025** at 6 pm at The Royal George, Lingen, SY7 0DY. Auction contracts will be available at the Vendors' Solicitors and Agents' offices 7 days prior to the auction. For any enquiries of a legal nature, please contact the Solicitors, details below.

N.B. Prospective purchasers are deemed to have read and inspected the Contract of Sale as prepared by the Vendors' Solicitors. The detail provided in these particulars is for guidance only and should not be relied upon.

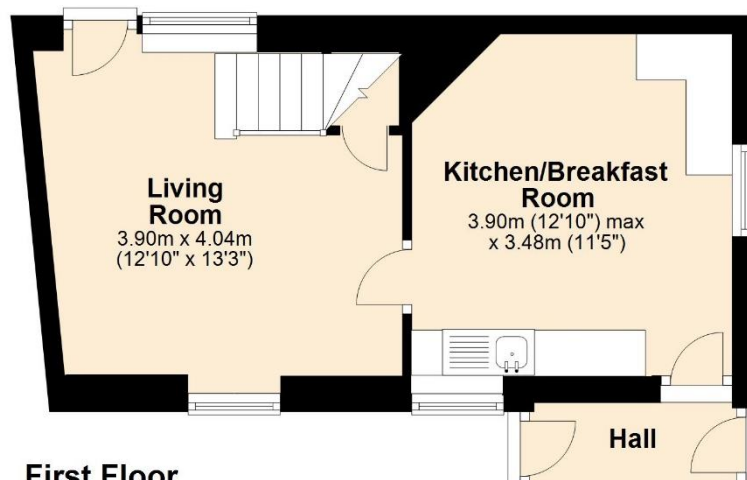
The successful purchaser will be required to pay a 10% deposit on the fall of the hammer and the remaining 90% will be payable upon completion.

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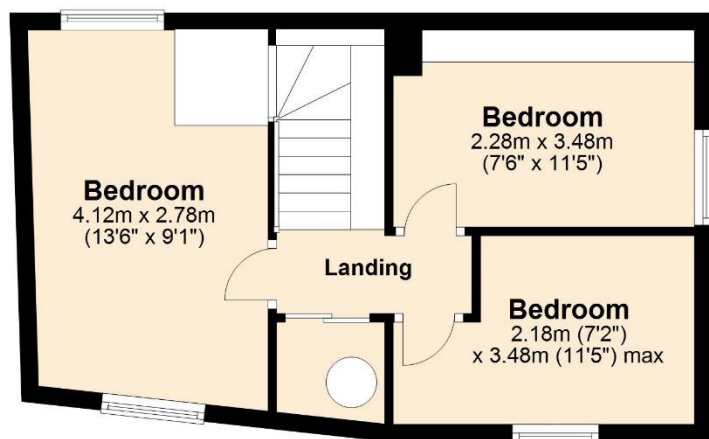
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Ground Floor



First Floor



Total area: approx. 69.3 sq. metres (745.8 sq. feet)



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/// what3words /// [launch.crust.relief](https://www.launch.crust.relief)



Viewing

Viewing days will be arranged by the Vendors' agents. Please get in touch to arrange an appointment on 01568 610007.

Tenure

Freehold – vacant possession available upon completion.

Local Authority

Powys County Council

Council Tax

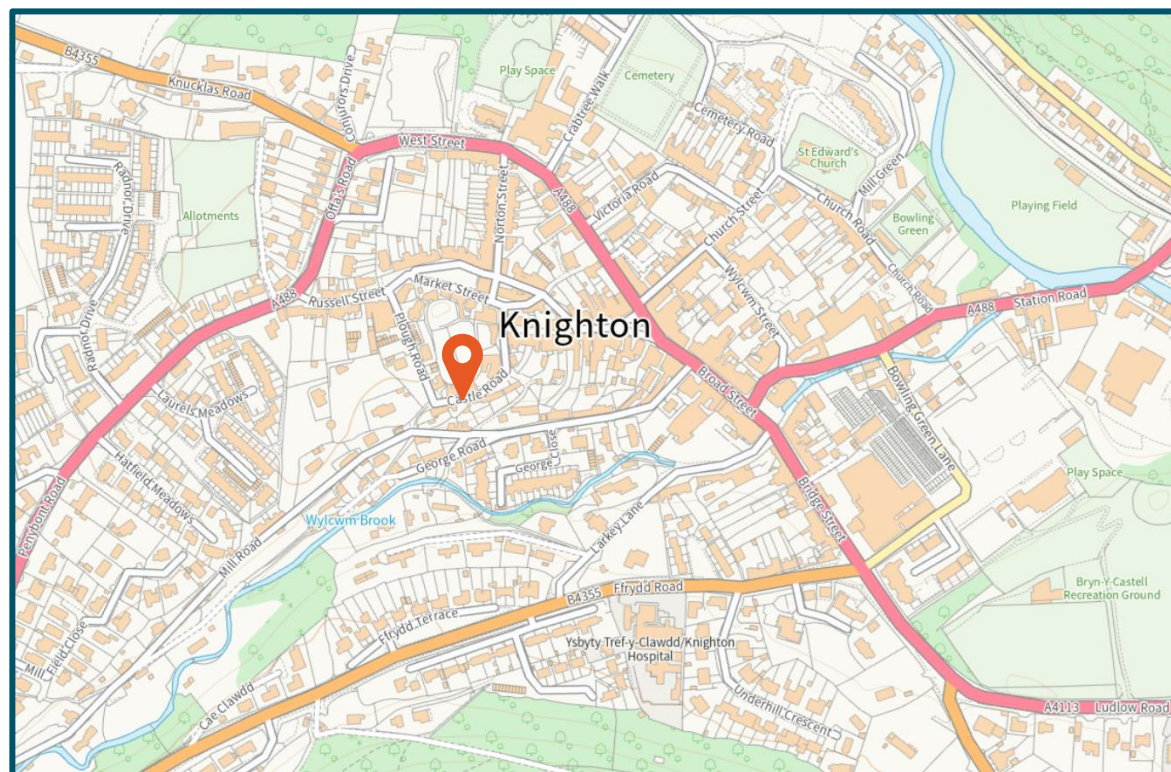
Band C

Agents' Note

NB. In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The property is being sold by a member of staff within Bruton Knowles.

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	30 F	
1-20	G		



Subject to Contract – May 2025

Contact:

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Regulatory Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

Disclaimer Bruton Knowles Chartered Surveyors are not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles have not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

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